

**CLERMONT COUNTY PLANNING COMMISSION  
FIRST REGULAR MEETING  
January 27, 2009**

The First Regular Meeting of the Clermont County Planning Commission was held on Tuesday, January 27, 2009 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Mr. Boso, Mr. Fischer, Mr. Hoffman, Mr. Johns, Mr. Nichols, and Mr. Thomson.

**APPROVAL OF MINUTES:**

Vice Chairman Thomson asked if there were any questions, additions or corrections to the January Special Meeting Minutes that had been mailed to the members prior to the meeting. A motion to approve the Minutes was made by Mr. Johns, seconded by Mr. Boso, and approved by acclamation.

**OLD BUSINESS / NEW BUSINESS**

**Work Sessions**

Mr. Hershner affirmed that the minutes were included in the Planning Commission Packets providing a summary of the January 14 Work Session whereat revisions to the current Rules of Procedure were discussed. Proposed to be renamed as By-Laws, staff will submit the proposed revisions to the Prosecutor's Office for review and comment.

Mr. Hershner then announced that the next Work Session will be held on February 11, 2009, 5:00 p.m. at Permit Central with the topic of discussion to include an update for minor revisions to the Subdivision Regulations enacted October 1, 2005.

**STAFF REPORT ON VARIANCE CASES**

None

**STAFF REPORT ON SUBDIVISION CASES**

<b><u>Meijer Drive Extension</u></b>	<b><u>Dedication Plat</u></b>	<b><u>Miami Township</u></b>
5:04 p.m.		

Ms. Celsor presented the Staff Report for this Dedication Plat. Staff's recommendation was for approval of the proposed plat subject to department comments attached to the report.

Larry Fronk, Miami Township Development Director, was present for this case on behalf of the applicant and offered a general description of the new township road.

Following short discussion, Mr. Hoffman moved that the Planning Commission **approve** the Dedication Plat for Meijer Drive Extension, per staff's recommendation.

The motion was seconded by Mr. Johns and carried unanimously, except for Mr. Fischer's abstention.

**O'Reilly Automotive State Route 28**                      **Dedication Plat**                      **Miami Township**  
5:08 p.m.

Ms. Celsor presented the Staff Report for this Dedication Plat. Staff's recommendation was for approval of the proposed plan.

Mr. Hoffman questioned if the location of the cross access easement shown on the Dedication Plat would work with the attached Site Plan as considered by the Planning Commission under a Zoning Case in 2008. Mr. Hershner confirmed that the cross access easement appears to be located in line with the proposed parking lot along the front of the proposed store. Mr. Hershner also mentioned comments received by the Ohio Department of Transportation included a requirement to provide a common access easement from the aforementioned cross access easement to State Route 28 right-of-way.

Following short discussion, Mr. Johns moved that the Planning Commission **approve** the Dedication Plat for O'Reilly Automotive State Route 28, per staff's recommended conditions required by ODOT wherein a common access easement shall be required and approved by ODOT.

The motion was seconded by Mr. Boso and carried unanimously.

#### **STAFF REPORT ON ZONING CASES**

None

#### **STAFF REPORT ON ZONING TEXT AMENDMENT CASES**

**Goshen Township Zoning Case 239**    **Text Amendment**    **Goshen Twp. Zoning Commission**  
5:13 p.m.

Ms. Celsor presented the Staff Report for this text amendment request. Staff's recommendation was for approval of the proposed request.

Mr. Hoffman questioned why the proposed text amendment removed the right to have tar and chip pavement areas, replaced by asphalt or concrete pavement. No applicants were available to address Mr. Hoffman's question. However, Mr. Hershner suggested the change would further Goshen Township efforts in raising their development standards.

Following discussion, Mr. Hoffman moved that the Planning Commission recommend to Goshen Township **denial** of this Goshen Township Zoning Text Amendment case, based upon the discussion supporting tar and chip paving.

The motion was seconded by Mr. Nichols and carried three to two (Mr. Fischer and Mr. Johns

voting no).

## **COMMITTEE REPORTS**

### **Nominating Committee**

Vice Chairman Thomson appointed Mr. Boso and Mr. Pittman to join him on the Nominating Committee to designate a slate of nominees for the 2009 Planning Commission Officers.

As there was no further business brought before the Planning Commission, the meeting was adjourned at 5:19 p.m.

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**Vacant, Chairman**

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**Douglas W. Thomson, Vice Chairman**